



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>3/27/08</b>	<b>AGENDA REQUEST NO:</b>	<b>V A</b>
<b>INITIATED BY:</b>	<b>RUTH LOHMER, AICP, SENIOR PLANNER</b> <i>RL</i>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING</b>
<b>PRESENTED BY:</b>	<b>RUTH LOHMER, AICP, SENIOR PLANNER</b>	<b>ASSISTANT CITY PLANNER:</b>	<b>DOUGLAS P. SCHOMBURG</b> <b>AICP</b> <i>D.P.S.</i>
		<b>ADDITIONAL APPROVAL:</b>	<b>KAREN GLYNN, ASSISTANT CITY MANAGER</b> <i>jm</i> / <b>FOR KG</b>

<b>SUBJECT / PROCEEDING:</b>	<b>REZONE 7.799 ACRES AT THE SOUTHWEST INTERSECTION OF UNIVERSITY BOULEVARD AND NEW TERRITORY BOULEVARD IN TELFAIR FROM INTERIM R-1 TO PLANNED DEVELOPMENT (PD) DISTRICT PUBLIC HEARING, DISCUSSION AND DIRECTION</b>
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<b>EXHIBITS:</b>	<b>STAFF REPORT, VICINITY MAP, AERIAL, GENERAL PLAN, PROPOSED GENERAL DEVELOPMENT PLAN, APPLICATION, PUBLIC HEARING NOTICE</b>
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CLEARANCES		APPROVAL	
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<b>LEGAL:</b>	<b>N/A</b>	<b>CITY PLANNER:</b>	<b>SABINE SOMERS-KUENZEL</b> <b>AICP</b> <i>AK</i>
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### RECOMMENDED ACTION

Public Hearing followed by Discussion and Direction from the Commission.

### EXECUTIVE SUMMARY

This item is the first step of a two step PD zoning request for 7.799 acres of land which will be Telfair Central, and is located at the southwest corner of the intersection of University Blvd and New Territory Blvd. The property consists of 5.123 acres for a Museum Site (Central Farm Building) to be developed by the City and 2.676 acres for a Commercial Site to be developed by Newland Communities. The property was annexed into the corporate limits of Sugar Land under Ordinance No. 1431 on July 1, 2004, with interim R-1 zoning applied to all of the Telfair property. The property includes the existing Central State Farm Prison Building, which will be utilized as a museum. The remaining portion of the property is currently vacant. The proposed PD zoning is in conformance with the revised General Plan for Telfair as approved by City Council on December 19, 2006. This item is for the Public Hearing; consideration and action will be held at a subsequent Commission meeting.

File No. 9435

Cc: Jason Kelly, P.E., LJA Engineering & Surveying, Inc.

[jkelly@ljaengineering.com](mailto:jkelly@ljaengineering.com)

## EXHIBITS

### Staff Report:

#### **PLANNED DEVELOPMENT (PD) DISTRICT INTENT AND MINIMUM SIZE:**

##### **Sec. 2-172. Intent.**

**“The planned development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased Open Space, or other features or amenities that results in a superior development or offer special benefits to the community. A planned development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts.”**

*The applicant has indicated that the project will result in a unique design featuring significant green space, streetscape, more restrictive setbacks and a mix of offices and services. There is not a large scale retail option. The applicant will have additional opportunities to discuss special benefits to the community at the public hearings.*

##### **Sec. 2-173. Minimum Size.**

**“A district containing only Residential Uses will not be created unless it contains at least 10 acres. A district containing both Residential and Nonresidential Uses will not be created unless it contains at least 25 acres of land. The Commission may recommend approval of and the Council may approve a district with less land than specified in this section, if the developer clearly demonstrates that a smaller district would achieve the intent of the district.”**

*Commercial-use Planned Development (PD) Districts without a residential component do not have a minimum size requirement. Therefore, this PD may not be recommended for denial on that basis.*

### **GENERAL SITE INFORMATION:**

<b>Compliance with Comprehensive Plan</b>	<b>This proposal is not in conflict with the Comprehensive Plan.</b>
<b>Compliance with General Plan</b>	<b>Telfair General Plan Amend. No. 3 indicates PD for this section.</b>
<b>Subject Property</b>	<b>Interim Standard Single Family Residential (R-1)</b>
<b>Surrounding Zoning</b>	<b>North: Interim Standard Single-Family Residential (R-1) South: Interim Standard Single-Family Residential (R-1) East: Standard Single-Family Residential (R-1) West: Interim Standard Single-Family Residential (R-1)</b>
<b>Surrounding Land Use</b>	<b>North: Undeveloped South: Undeveloped East: Developing Single-Family Residential West: Undeveloped</b>

### **COMPREHENSIVE/LAND USE PLAN APPLICATION:**

The Telfair General Plan Amendment No. 3 (approved December 19, 2006) indicates that the Telfair Central property would be a part of an area which was intended to be a civic area to include recreational facilities, a community center and related uses. The proposal for Telfair Central PD is in character with the intent of the General Plan.

### **DETAILED INFORMATION**

The proposed Planned Development (PD) District will contain a total of 7.799 acres, which includes 5.123 acres for a Museum Site (Central Farm Building) to be developed by the City and 2.676 acres for a Commercial Site to be developed by Newland Communities. The district will be created through a two-step process, which will consist of a General Development Plan to rezone the 7.799 acres from interim-R-1 to PD, followed by two individual Final Development Plans. The Final Development Plans are anticipated to be submitted at a future date by Newland and the City of Sugar Land and will contain all of the key details for development of each of the two sites.

The City is working closely with Newland Communities to mitigate any traffic impacts caused by the development of the site. As part of the signed museum contract, the City and Newland will each be financing the construction of dedicated turn lanes on University Blvd and New Territory Blvd.

The proposed General Development Plan includes regulations which will apply to both the museum site and the commercial site. The list of uses below includes the uses for both sites. However, when the two final development plans are submitted, the use lists will be reduced to only include the uses that are appropriate for each of the sites. Specifically, the 5.123 acre site where the museum will be located will only include the following:

- SIC 84, Museums,
- SIC 99, Parks and Recreation Facilities Only
- SIC 58, Eating and Drinking Places (Ancillary Use)

The remaining uses are those that are proposed for the commercial site. While some of these uses may not be appropriate as large-scale operations at this location, the size of the property (2.676 acres) will limit the size of the commercial businesses to be established there.

***Proposed Planned Development (PD):***

The General Development Plan (attached), which will become the PD Ordinance, consists of several elements and exhibits including:

- Legal Description
- Allowed Land Use Table (SIC Code based)
- Special zoning conditions (as appropriate)
- Bulk and landscape standards for development

**COMPARISION OF PD DISTRICT AND B-2 DISTRICT REQUIREMENTS:**

In terms of Land Development regulations, the Telfair Central PD is as restrictive or more restrictive in each category. See below:

**Open Space for 7.799 Acres:**

***PD District-***

Definition of “open space” that does not allow parking lots or other impermeable surfaces to count, and requires an overall 15% minimum for the acreage. This type of open space is where open space is essentially “green space” in a development.

***B-2 District-***

Development Code defines open space any area not covered by building footprint. Impermeable surfaces count, and B-2 requires 15% of each lot to be clear of building footprints.

**Landscaping and Buffering for 7.799 Acres:**

***PD District-***

New Territory Boulevard:	30 feet
University Boulevard	40 feet
Private Access Easement:	10 feet

***B-2 District-***

New Territory Boulevard:	15 feet
University Boulevard	15 feet
Private Access Easement:	6 typical (Not specified in code)

**Building Setbacks for 7.799 Acres:**

***PD District-***

New Territory Boulevard:	40 feet (attached General Development Plan contains error which states 30')
University Boulevard:	40 feet
Private Access Easement:	10 feet

***B-2 District-***

New Territory Boulevard:	40 feet
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University Boulevard: 40 feet  
Private Access Easement: 25 feet

**Outside Display \ Storage of Merchandise for 7.799 Acres:**

**PD District-**

Prohibits outside display or storage of merchandise.

**B-2 District-**

Allows display of merchandise outside for a period of 30 consecutive days or a maximum of 90 days within one calendar year.

**Parking Setbacks for 7.799 Acres:**

**PD District-**

New Territory Boulevard: 30 feet  
University Boulevard: 40 feet  
Private Access Easement: 10 feet

**B-2 District-**

New Territory Boulevard: 25 feet  
University Boulevard: 25 feet  
Private Access Easement: 10 feet

**Maximum Height for 7.799 Acres:**

**PD District-**

Maximum height of 40 feet for new facilities, 50 feet for existing facilities (Central Farm Building).

**B-2 District-**

Maximum height of 100 feet.

**Paving Requirements for 27.3 Acres:**

**PD District-**

- Parking lots, driveways, and vehicle use areas shall be constructed of concrete.
- Driveways and private access easements shall be either concrete or interlocking pavers

**B-2 District-**

Parking lots, driveways, and vehicle use areas shall be constructed of either concrete or asphalt.

**PUBLIC HEARING:**

The Notice of Public Hearing was published in a newspaper of general circulation, all property owners within 200 feet of the proposed site were notified, and the public hearing notice was published on the City of Sugar Land's Internet Home Page. Staff has received one informational inquiry regarding this request at the time of writing this report. At present, staff is not aware of any opposition to the proposed rezoning to Planned Development (PD).

### **KEY POINTS FOR CONSIDERATION:**

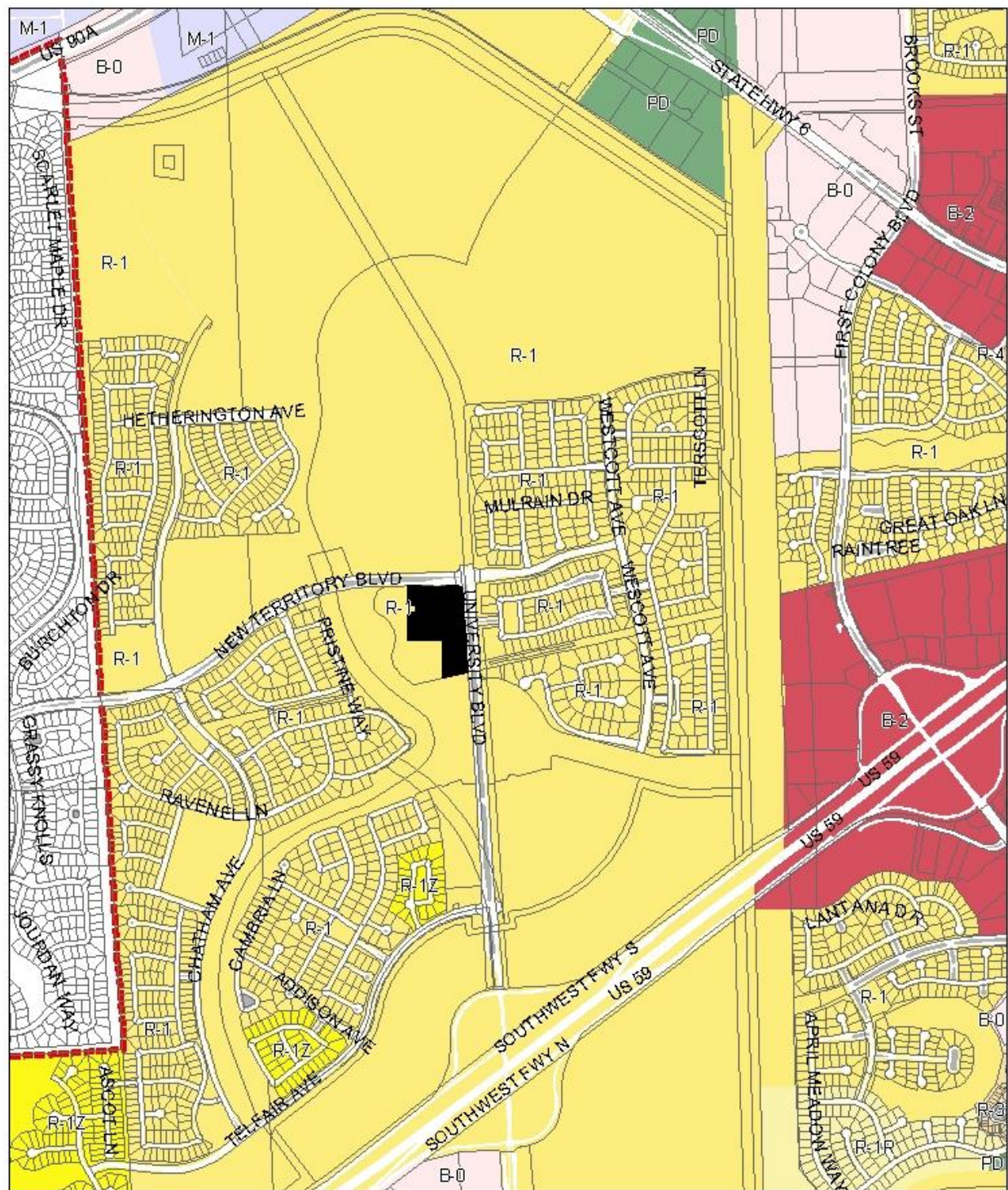
**The following is provided for Commission consideration:**

- **The 7.799-acre request is not in conflict with PD District size criteria under Chapter 2, Art. II of the Development and appears to meet the intent of the PD district**
- **Telfair General Plan provides for PD District zoning for this site.**
- **Landscaping and bulk regulations meet or exceed B-2 District requirements, and definition of open space as excluding parking lots is more restrictive than current Development Code**
- **PD process will provide certainty for site layout of commercial and adjacent museum/civic uses at this location**



Vicinity Map:

## TELFAIR CENTRAL PD



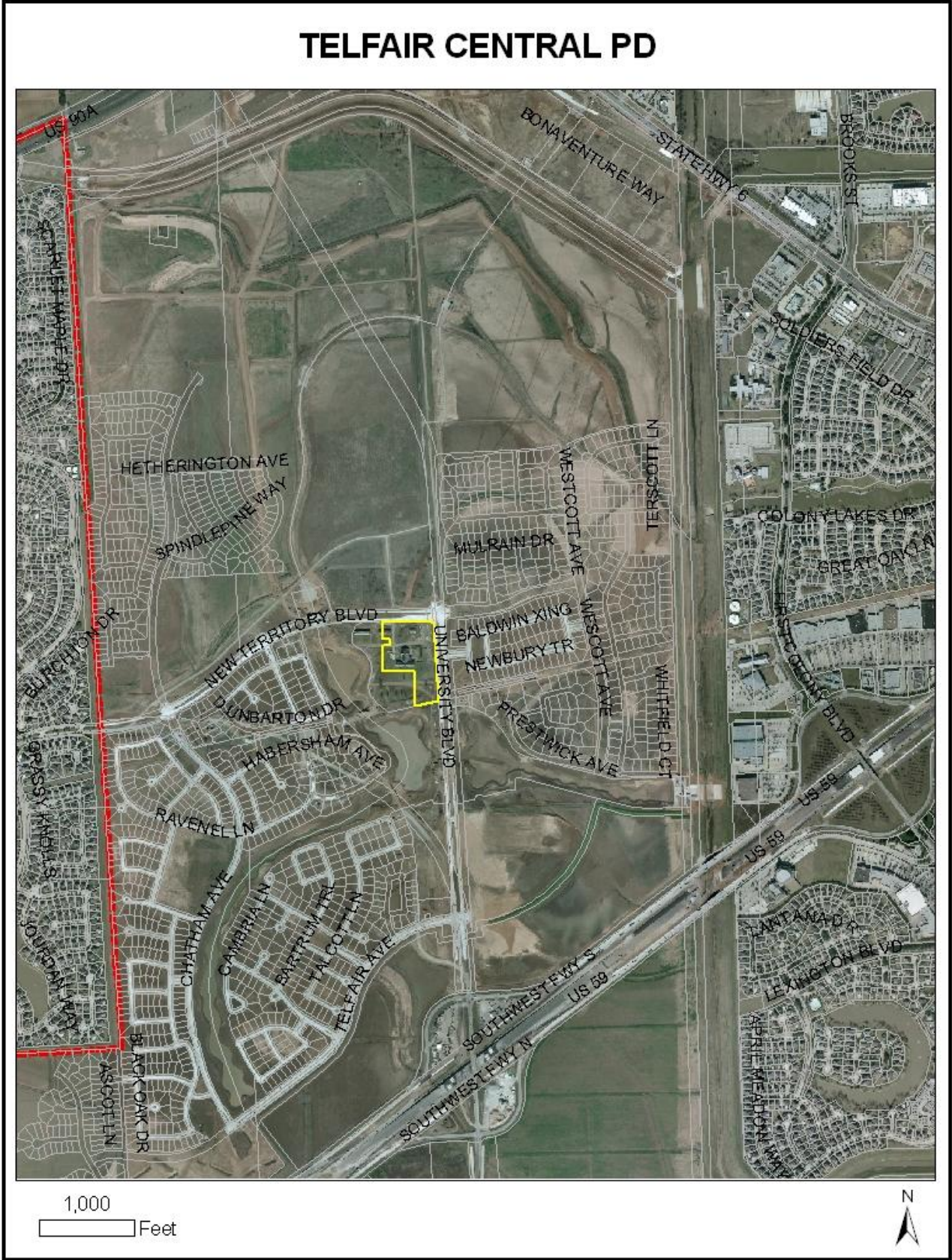
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Feet



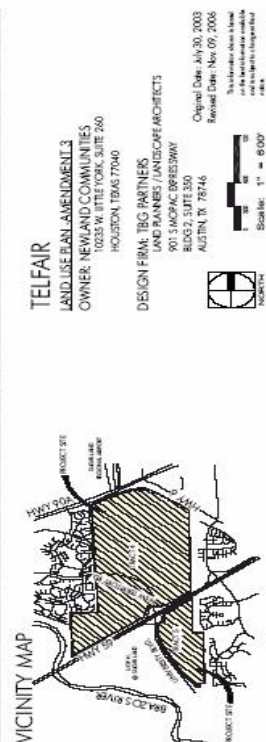
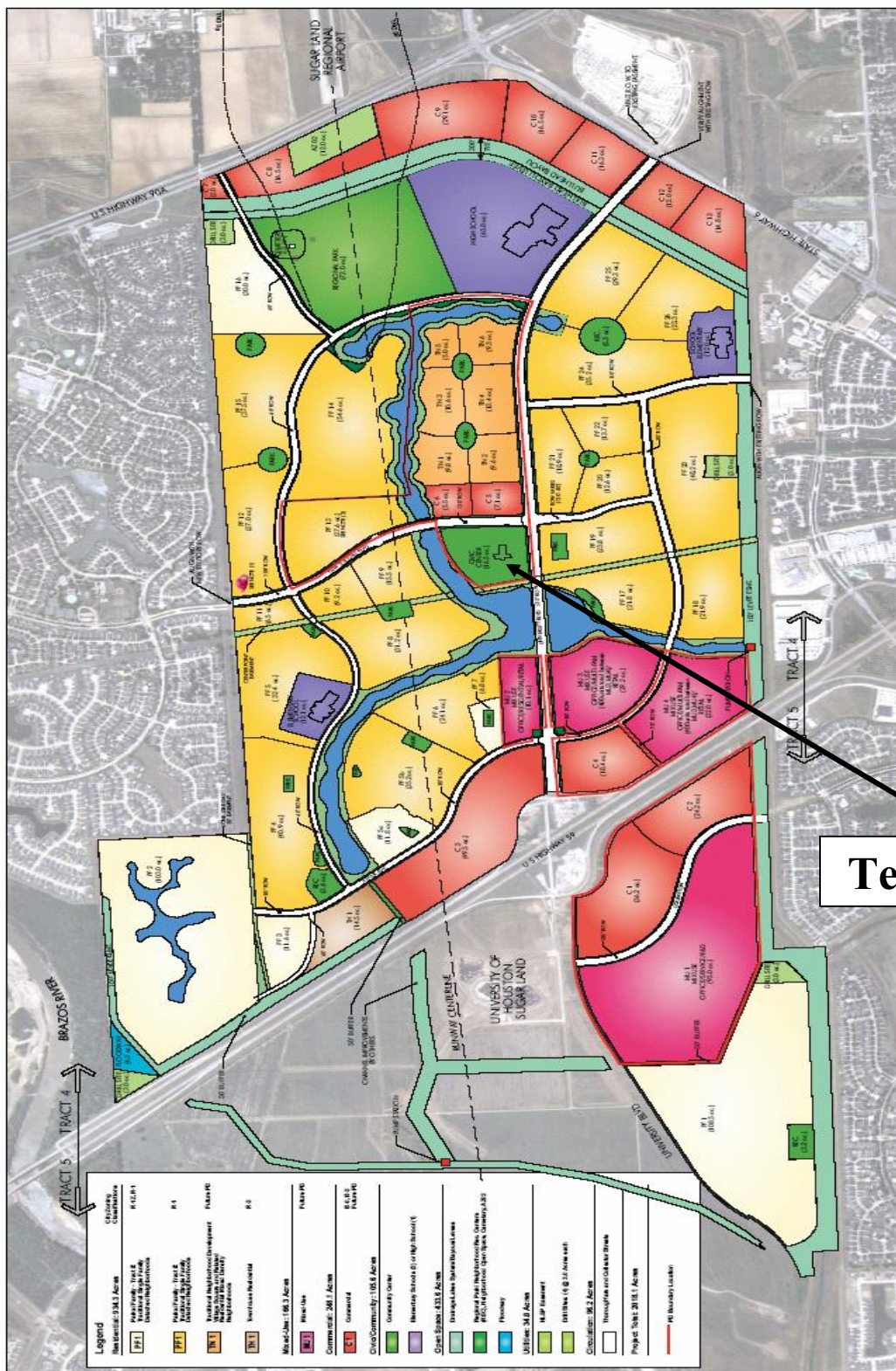


Aerial:





# Approved Telfair General Plan (Amendment No. 3, Approved December 19, 2006):



**Telfair Central**

## GENERAL NOTES

- The City of Sugar Land is not responsible for the accuracy of the information provided in this map. The City of Sugar Land is not responsible for the accuracy of the information provided in this map.
- The City of Sugar Land is not responsible for the accuracy of the information provided in this map. The City of Sugar Land is not responsible for the accuracy of the information provided in this map.
- The City of Sugar Land is not responsible for the accuracy of the information provided in this map. The City of Sugar Land is not responsible for the accuracy of the information provided in this map.

## Proposed General Development Plan (Draft)

### GENERAL DEVELOPMENT PLAN (TELFAIR CENTRAL)

**A. Contents.** This general development plan contains the following parts:

- A. Contents
- B. General Provisions
- C. Land Uses
- D. Development Regulations
- E. Landscape & Pedestrian Circulation Regulations
- F. Additional Regulations

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. *Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:*

*Museum* means Houston Museum of Natural Science at Sugar Land

*Open Space* means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

*PD* means the planned development district created by this ordinance.

*Pavers* means colored interlocking bricks, tiles, stones, blocks, or concrete units.

**C. Land Uses.**

1. Permitted land uses for all parcels are listed in Exhibit B-2. All other land uses are prohibited in these parcels.

**D. Development Regulations.**

1. *Maximum height of structures: All new facilities shall be no greater than 40 feet above ground level and existing facilities (Central Farm Building) shall be no greater than 50 feet.*

2. Minimum yards:

- |                                    |         |
|------------------------------------|---------|
| (a) Abutting New Territory Blvd:   | 30 feet |
| (b) Abutting University Boulevard: | 40 feet |
| (c) Abutting Access Easement:      | 10 feet |
| (d) All other:                     | 0 feet  |

3. Minimum Parking Lot Setbacks:

- |                                     |         |
|-------------------------------------|---------|
| (a) New Territory lot lines:        | 30 feet |
| (b) University Boulevard lot lines: | 40 feet |
| (c) Access Easement lot lines:      | 10 feet |
| (d) All other:                      | 0 feet  |

4. Paving:

- (a) All parking lots, driveways, and vehicle use areas shall be constructed of concrete.
- (b) All driveways and streets within individual building parcels must be paved with a concrete surface or interlocking pavers.

**E. Landscape & Pedestrian Circulation Regulations.**

1. Minimum landscape buffers, continuous along:

- |                           |              |
|---------------------------|--------------|
| (a) New Territory:        | 30 feet deep |
| (b) University Boulevard: | 40 feet deep |
| (c) Access Easement:      | 10 feet deep |
| (e) All other:            | 0 feet deep  |

2. Minimum Open Space: 15%.



3. Sidewalks:

- (a) Continuous sidewalks are required along all roadways, including access easements.

**G. Additional Regulations.**

- 1. Outside display of merchandise is not permitted.
- 2. Any existing structures within the landscape easement area shall remain as is.



**EXHIBIT A**  
**METES AND BOUNDS**

January 31, 2008  
Job No. 1800-0008A-001

DESCRIPTION OF  
7.799 ACRES

Being 7.799 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by instrument of record under File No. 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record under File No. 2006007940, F.B.C.O.P.R., said 7.799 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at the intersection of the southerly line of that certain 80-foot wide utility easement of record under File No. 2004131587, F.B.C.O.P.R. with the west right-of-way line of University Boulevard Phase One, a subdivision of record in Plat No. 20060062, Plat Records, of said Fort Bend County (F.B.C.P.R.), also being on a northerly line of that certain called 87.328 acre tract conveyed to Fort Bend County Levee Improvement District No. 17 by instrument of record under File No. 2007031651, F.B.C.O.P.R.;

Thence, along the common line of said 80-foot wide utility easement and the northerly line of said 87.328 acre tract, South  $77^{\circ} 21' 33''$  West, 183.66 feet to a point for corner;

Thence, leaving said common line, North  $03^{\circ} 56' 06''$  West, 347.61 feet to a point for corner;

Thence, South  $88^{\circ} 33' 47''$  West, 244.85 feet to a point for corner;

Thence, North  $01^{\circ} 04' 56''$  West, 27.67 feet to a point for corner;

Thence, South  $89^{\circ} 04' 46''$  West, 109.42 feet to a point for corner;

Thence, North  $01^{\circ} 04' 56''$  West, 17.00 feet to a point for corner;

Page 1 of 4

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7.799 acres

January 31, 2008  
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Thence, North  $46^{\circ} 04' 56''$  West, 1.41 feet to a point for corner;

Thence, South  $88^{\circ} 55' 04''$  West, 10.07 feet to a point for corner;

Thence, North  $01^{\circ} 05' 17''$  West, 209.00 feet to a point for corner;

Thence, North  $88^{\circ} 55' 04''$  East, 75.01 feet to a point for corner;

Thence, North  $43^{\circ} 55' 04''$  East, 1.41 feet to a point for corner;

Thence, North  $01^{\circ} 04' 56''$  West, 62.62 feet to a point for corner;

Thence, South  $88^{\circ} 55' 03''$  West, 88.95 feet to a point for corner;

Thence, North  $01^{\circ} 04' 56''$  West, 219.69 feet to a point for corner, on the south right-of-way line of New Territory Boulevard – Telfair, a subdivision of record in Plat No. 20060061, F.B.C.P.R.;

Thence, along said south right-of-way line, the following six (6) courses;

- 1) North  $88^{\circ} 26' 05''$  East, 143.63 feet to a point for corner, the beginning of a curve;
- 2) 49.71 feet along the arc of a tangent curve to the right having a radius of 500.00 feet, a central angle of  $05^{\circ} 41' 48''$ , and a chord that bears South  $88^{\circ} 43' 01''$  East, 49.69 feet to a point for corner;
- 3) South  $85^{\circ} 52' 07''$  East, 50.99 feet to a point for corner, the beginning of a curve;

7.799 acres

January 31, 2008  
Job No. 1800-0008A-001

- 4) 49.71 feet along the arc of a tangent curve to the left having a radius of 500.00 feet, a central angle of  $05^{\circ} 41' 48''$ , and a chord that bears South  $88^{\circ} 43' 01''$  East, 49.69 feet to a point for corner;
- 5) North  $88^{\circ} 26' 05''$  East, 58.32 feet to a point for corner, the beginning of a curve;
- 6) 89.40 feet along the arc of a tangent curve to the left having a radius of 2130.00 feet, a central angle of  $02^{\circ} 24' 17''$ , and a chord that bears North  $87^{\circ} 13' 56''$  East, 89.39 feet to a point for corner;

Thence, with a south right-of-way line of said Telfair Boulevard and a westerly right-of-way line of said University Boulevard, North  $86^{\circ} 01' 48''$  East, 43.12 feet to a point for corner;

Thence, along said west right-of-way line, the following four (4) courses;

- 1) 78.54 feet along the arc of a tangent curve to the right having a radius of 50.00 feet, a central angle of  $90^{\circ} 00' 00''$ , and a chord that bears South  $48^{\circ} 58' 12''$  East, 70.71 feet to a point for corner;
- 2) South  $03^{\circ} 58' 12''$  East, 259.43 feet to a point for corner, the beginning of a curve;
- 3) 17.00 feet along the arc of a tangent curve to the right having a radius of 5669.90 feet, a central angle of  $00^{\circ} 10' 18''$ , and a chord that bears South  $03^{\circ} 53' 03''$  East, 17.00 feet to a point for corner;



7.799 acres

January 31, 2008  
Job No. 1800-0008A-001

- 4) South  $03^{\circ} 47' 54''$  East, 522.01 feet to the POINT OF BEGINNING and containing 7.799 acres of land.



LJA Engineering & Surveying, Inc.

*Keith W. Monroe*  
1-31-2008

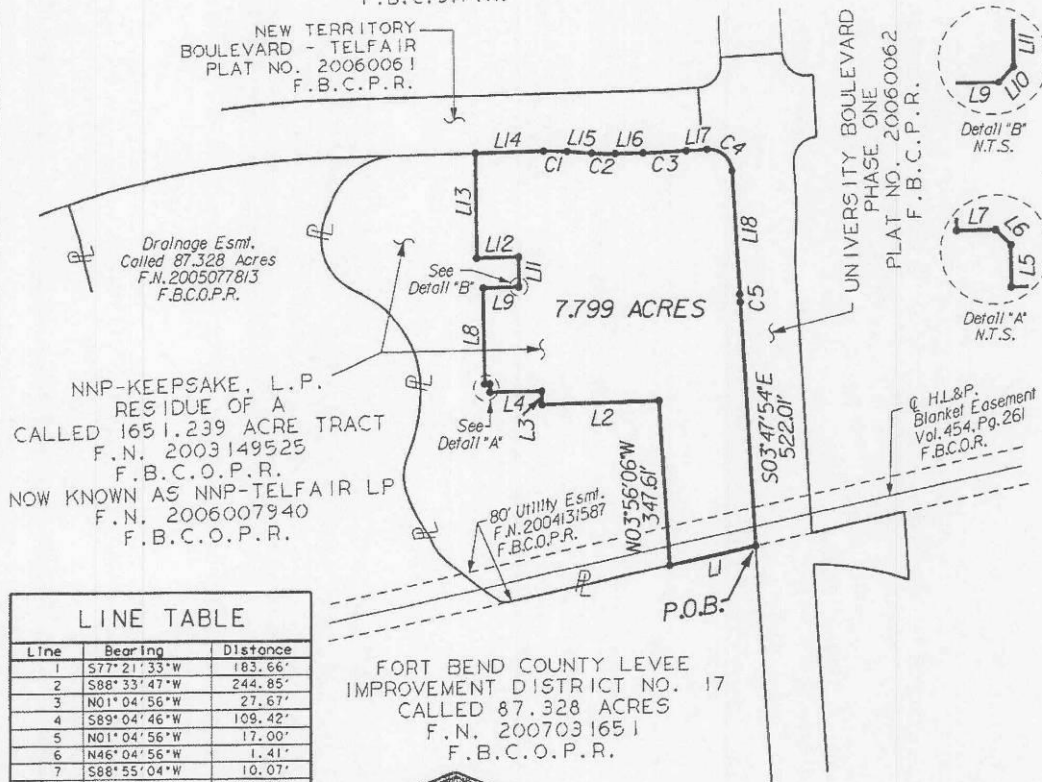
CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	500.00'	24.88'	49.69'	49.71'	05°41'48"	S88°43'01"E
2	500.00'	24.88'	49.69'	49.71'	05°41'48"	S88°43'01"E
3	2130.00'	44.70'	89.39'	89.40'	02°24'17"	N87°13'56"E
4	50.00'	50.00'	70.71'	78.54'	90°00'00"	S48°58'12"E
5	5669.90'	8.50'	17.00'	17.00'	00°10'18"	S03°53'03"E

NNP-KEEPSAKE, L.P.  
RESIDUE OF A  
CALLED 1651.239 ACRE TRACT  
F.N. 2003149525  
F.B.C.O.P.R.  
NOW KNOWN AS NNP-TELFAIR LP  
F.N. 2006007940  
F.B.C.O.P.R.

NEW TERRITORY  
BOULEVARD - TELFAIR  
PLAT NO. 20060061  
F.B.C.P.R.

Scale: 1" = 300'



LINE TABLE

Line	Bearing	Distance
1	S77°21'33"W	183.66'
2	S88°33'47"W	244.85'
3	N01°04'56"W	27.67'
4	S89°04'46"W	109.42'
5	N01°04'56"W	17.00'
6	N46°04'56"W	1.41'
7	S88°55'04"W	10.07'
8	N01°05'17"W	209.00'
9	N88°55'04"E	75.01'
10	N43°55'03"E	1.41'
11	N01°04'56"W	62.62'
12	S88°55'03"W	88.95'
13	N01°04'56"W	219.69'
14	N88°26'05"E	143.63'
15	S85°52'07"E	50.99'
16	N88°26'05"E	58.32'
17	N86°01'48"E	43.12'
18	S03°58'12"E	259.43'



EXHIBIT OF  
7.799 ACRES  
LOCATED IN THE  
ALEXANDER HODGE LEAGUE, A-32  
FORT BEND COUNTY, TEXAS  
JANUARY 2008 JOB NO. 1800-0008A-001

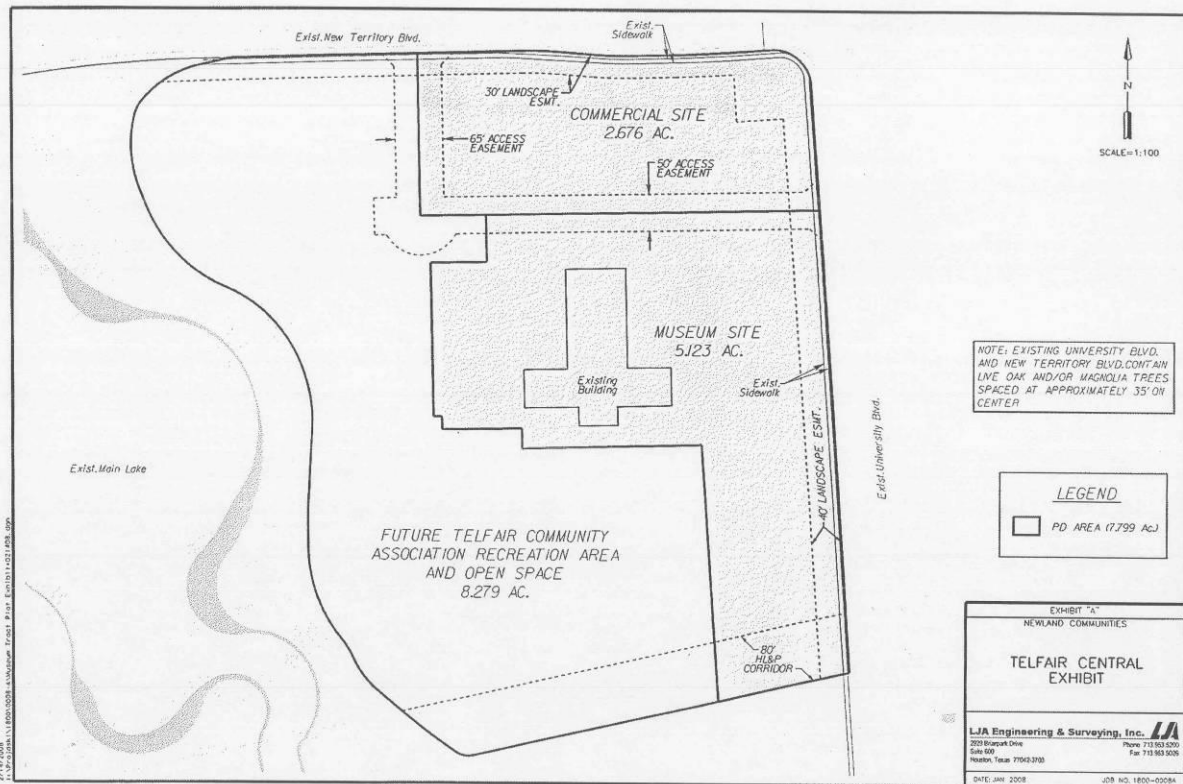
**LJA Engineering & Surveying, Inc.**  
2525 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703  
Phone 713.953.5200  
Fax 713.953.5026

NOTE:

All bearings referenced to the Texas  
State Plane Coordinate System, South  
Central Zone, NAD 83 (1993 adJ).

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1/31/2008

**EXHIBIT B-1**  
**GENERAL SITE PLAN**





**EXHIBIT B-2**  
**PERMITTED USES**

<u>USES</u>	<u>SIC CODE</u>
<b><u>RETAIL:</u></b>	
Paint, Glass, and Wallpaper Stores	5231
Garden Stores only	5261
Variety Stores	5331
Miscellaneous General Merchandise	5399
Fruit and Vegetable Markets	5431
Candy, Nut, and Confectionary Stores	5441
Retail Bakeries	5461
Apparel and Accessory Stores	56
Home Furniture, Furnishings, and Equipment	57
Eating and Drinking Places	58
Miscellaneous Retail with exception of Group 598 Fuel Dealers and 5921 Liquor Stores	59
<b><u>FINANCE, INSURANCE, AND REAL ESTATE:</u></b>	
Depository Institutions with exception of 6099 Check Cashing Agencies	60
Non-depository Credit Institutions	61
Security and Commodity Brokers, Dealers, Exchanges, Services	62
Insurance Carriers	63
Insurance Agents, Brokers, and Service	64
Real Estate	65
Holding and Other Investment Offices	67
<b><u>SERVICES:</u></b>	
Hotels only	7011
Garment Pressing, and Agents for Laundries and Drycleaners (pressing and pickup-dropoff only)	7212
Photographic Studios, Portrait	7221
Beauty Shop	7231
Barber Shop	7241
Shoe Repair Shop and Shoeshine Parlors	7251
Tax Return Preparation	7291
Miscellaneous Personal Services, N.E.C.	7299

**EXHIBIT B-2 (cont'd)**

**PERMITTED USES**

**USES**

**SIC CODE**

**SERVICES (cont'd):**

Business Services with exception of the following:	73
-7342 Disinfecting and Pest Control	
-7349 Building Cleaning and Maintenance	
-7352 Medical Equipment Rental	
-7353 Heavy Construction Equipment and Leasing	
-7359 Equipment Rental and Leasing N.E.C. (Only allow the following: Party Supplies, dishes, silverware, tables, televisions, and video/cd equipment rental and leasing)	
-7381 Detective and Armored Car Services	
Watch, Clock, and Jewelry Repair	7631
Dance Studios and Schools except dance halls	7911
Offices and Clinics of Doctors, Dentists, Chiropractors, Optometrists, Podiatrists	8011-8043
Legal Services	81
Schools and Educational Services	8299
Child Day Care Services	8351
Museums	84
Engineer, Accounting, Research, Management, and Related Services with exception of 8744 Correctional Facilities and Jails	87
Civic and Social Organizations	8641
Services, N.E.C.	89
Parks and Recreation Facilities only	99

**Application:**



**CURRENT PLANNING DIVISION  
CONDITIONAL USE PERMIT OR REZONING APPLICATION**

RECEIVED  
FEB 18 2008  
PLANNING

*Please type or print the following information & Return your submittal to the Development Services Department (Current Planning Division), 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Gretchen Pyle*

**Applicant**

**Contact** LJA Engineering & Surveying, Inc. Attention: Jason M. Kelly, P.E.  
**Address** 2929 Briarpark Drive, Suite 600, Houston, TX 77042  
**Phone** (713) 953-5064 **Fax** (713) 953-5026  
**Email** jkelly@ljaengineering.com

**Owner**

**Contact** NNP-Telfair, LP Attention: Keith Behrens, P.E.  
**Address** 10235 West Little York, Suite 300, Houston, TX 77040  
**Phone** (713) 575-9000 **Fax** (713) 575-9001  
**Email** kbehrens@newlandcommunities.com

**Property Legal Description** \_\_\_\_\_ **See Attached** X

**Lot** \_\_\_\_\_ **Block** \_\_\_\_\_ **Subdivision** Telfair Central

**Current Zoning District** Temporary R-1 **Proposed Zoning District, if applicable** PD

**If this is a CUP application:** ☐ new building ☐ existing building

**Proposed Use (CUP only)** \_\_\_\_\_

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. **This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.**

X \_\_\_\_\_ 2/15/08  
**Signature of Applicant** **Date**

**Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):**

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in MUC District
- ☒ Metes and bounds of the site and county slide number of plat, if recorded
- ☐ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☐ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

**Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.**

**NOTICE OF PUBLIC HEARING**

**REQUEST FOR PERMANENT ZONING  
OF APPROXIMATELY 7.799 ACRES, TO BE KNOWN AS TELFAIR CENTRAL, LOCATED  
AT THE SOUTHWEST CORNER OF THE INTERSECTION OF UNIVERSITY BLVD AND  
NEW TERRITORY BLVD,  
TO PLANNED DEVELOPMENT (PD) DISTRICT**

**NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PERMANENT ZONING OF  
APPROXIMATELY 7.799 ACRES OF LAND FROM AN INTERIM R-1 ZONING DISTRICT  
TO A PLANNED DEVELOPMENT (PD) DISTRICT, BEING LOCATED AT THE  
SOUTHWEST CORNER OF THE INTERSECTION OF UNIVERSITY BLVD AND NEW  
TERRITORY BLVD (AS SHOWN ON THE ATTACHED MAP), LOCATED WITHIN THE  
BOUNDARY OF THE AREA KNOWN AS TELFAIR (FORMER SUGAR LAND TRACT  
FOUR), BEING APPROXIMATELY 1,651.23 ACRES OF LAND LOCATED WITHIN THE  
M.M. BATTLE LEAGUE, ABSTRACT NO. 9 AND THE ALEXANDER HODGE LEAGUE,  
ABSTRACT NO. 32, FORT BEND COUNTY, TEXAS; CONVEYED TO THE STATE OF  
TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND, BY AN  
INSTRUMENT OF RECORD IN FILE NO. 2003023371 OF THE OFFICIAL PUBLIC  
RECORDS OF FORT BEND COUNTY, TEXAS**

**PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed  
Permanent Zoning shall be given an opportunity to be heard.**

**WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER  
CITY HALL  
2700 TOWN CENTER BOULEVARD NORTH  
SUGAR LAND, TEXAS**

**WHEN: CITY OF SUGAR LAND  
PLANNING AND ZONING COMMISSION MEETING  
7:00 P.M., MARCH 27, 2008**

**DETAILS OF THE PROPOSED ZONING MAY BE OBTAINED BY CONTACTING THE  
CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT  
[PLANNING@SUGARLANDTX.GOV](mailto:PLANNING@SUGARLANDTX.GOV). THE PLANNING OFFICE IS OPEN MONDAY  
THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS  
LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND,  
TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO  
OVER ADDITIONAL DETAILS IN PERSON.**